
S-3666
NORFLEET 300 SOUTH MINOR SUBDIVISION
Minor-Sketch Plan

STAFF REPORT
April 14, 2005

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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner and owner, Steven Norfleet (with C & S Engineering) is seeking primary approval for a 1-lot subdivision on 1.19 acres, located on the south side of CR 300 S, between US 231 and Old Romney Road, Wea 7 (NW) 22-4.

AREA ZONING PATTERNS:

The proposed lot is zoned R1, Single-family residential as are the properties to the east, south and west. Land across CR 300 S is zoned R1B; land farther to the south is zoned FP, Flood Plain.

This is the fourth and final division right from the original 75-acre parent tract. The three other divisions were a parcel adjacent to the west (P93-61) and two of the three lots in Norfleet 350 South Subdivision, located on the south side of CR 350 S.

AREA LAND USE PATTERNS:

The site in question is currently unimproved. There are several single-family homes on the south side of CR 300 South. Immediately north the land is vacant; to the northeast are the single-family homes located in Romney Run Subdivision.

TRAFFIC AND TRANSPORTATION:

CR 300 S is a rural local road, which dead-ends just east of the new US 231. The 30' half-width right-of-way is shown on the plat and will be dedicated to the public when the final plat is recorded.

A "no vehicular access" statement is not needed on this low-volume, dead-end county road.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

According to a letter from the County Health Department, "this lot can be considered for a standard type sewage disposal system." A utility easement will be platted along the front right-of-way.

Based on a conversation with the County Surveyor, it is likely drainage plans for this subdivision will not have to go before the County Drainage Board; however, the County Surveyor would like to approve the plans prior to final plat recordation.

CONFORMANCE WITH UZO REQUIREMENTS:

The site is zoned R1 as is all surrounding property except to the north, which is zoned R1B. No bufferyard is needed. Setbacks shown are correct; lot width and area are sufficient to meet ordinance standards.

STAFF COMMENTS:

After discussion at the sketch plan review meeting, a wider, 100' front setback will be platted to meet the existing front setback of adjacent houses. The wider setback will also allow the septic system to be positioned in the front where better soils are located.

STAFF RECOMMENDATION:

Conditional primary approval, contingent on the following:

A. Conditions

FINAL PLAT – The following items shall be part of the Secondary Application and Final Plat approval:

1. If there is a mortgage on this property, a recorded partial release or written acknowledgment from the mortgage company must be obtained in order to dedicate the necessary right-of-way.
2. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
3. All required building setbacks shall be platted.
4. The Lafayette corporation line shall be labeled.
5. The street address and County Auditor's Key Number shall be shown.
6. Either the County Drainage Board or the County Surveyor's Office shall approve the drainage plans.